



Tavaci Development Canyon Resort Residential Zone





Introduction



- **Understanding the site**
- **Current Zoning**
- **Committee Recommendations**
- **Response**



Understanding the Site



A unique site that is often misunderstood



Understanding the Site



- Level plateau (47+ acres)



Understanding the Site



- Level plateau (47+ acres)
- Access road built



Understanding the Site



Elements Constructed:

- 43 Estate Lots (1± Acre)



Understanding the Site



Elements Constructed:

- 43 Estate Lots (1± Acre)
- Highly desirable location



Guard house



Understanding the Site



Elements Constructed:

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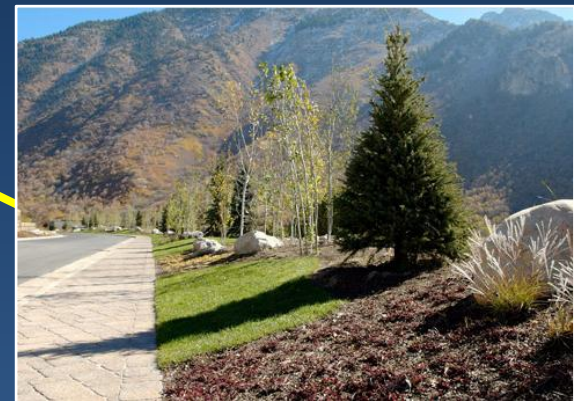


Understanding the Site



Elements Constructed:

- 43 Estate Lots (1± Acre)
- Highly desirable location
- Developed sensitively





Understanding the Site

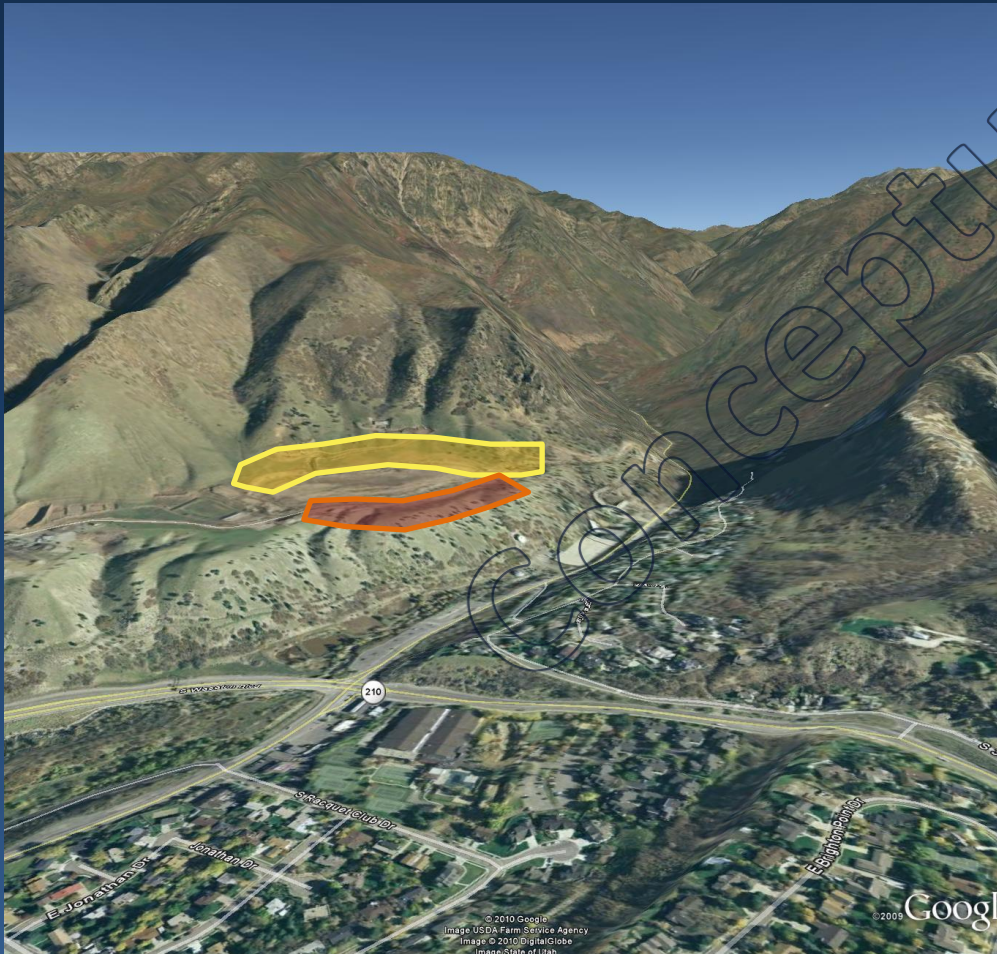


- Hidden from a large proportion of the City





Understanding the Site



- Hidden from a large proportion of the City
- Upper section & ridge are the most visible development areas



Understanding the Site



- Hidden from a large proportion of the City
- Upper section & ridge are the most visible development areas
- Exclusivity / High value



Understanding the Site



- Hidden from a large proportion of the City
- Upper section & ridge are the most visible development areas
- Exclusivity / High value
- A unique site that is often misunderstood



Current Zoning



Current Entitlement

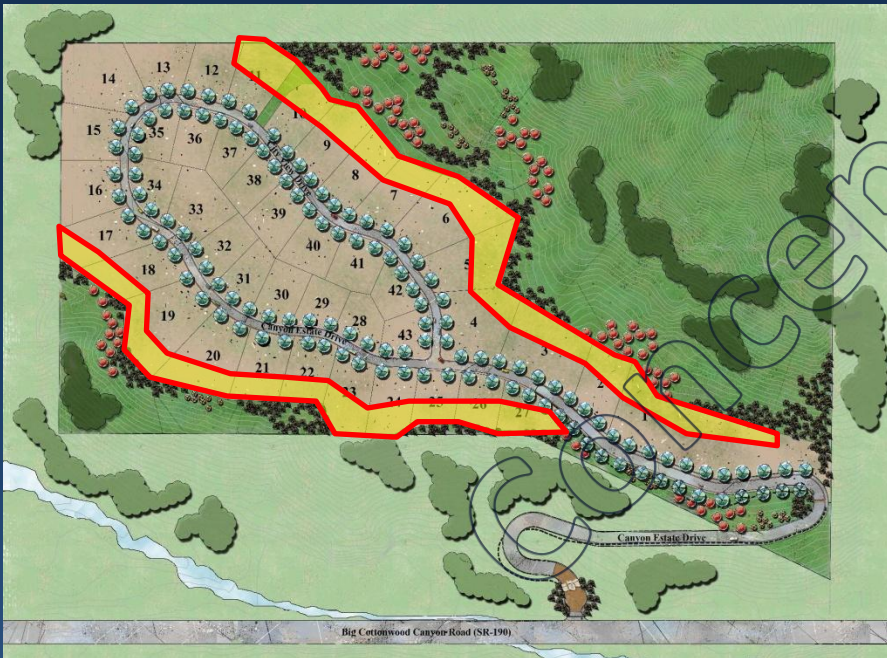
- 43 Estate Lots
- Limited architectural controls
- Height on all buildings 35' to within 20' of property line



Current Zoning

Current Entitlement

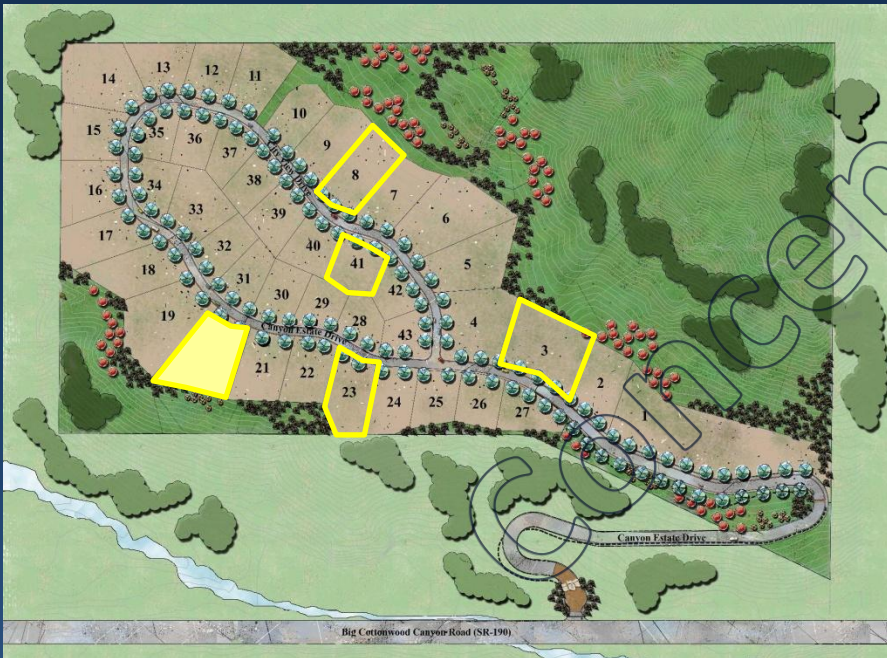
- 43 Estate Lots
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- Height on all buildings 35' to within 20' of property line





Current Zoning

- Building permits pulled for homes on multiple lots



Lot 20
Home:
15,000
Sq Ft +
Basement



Current Zoning

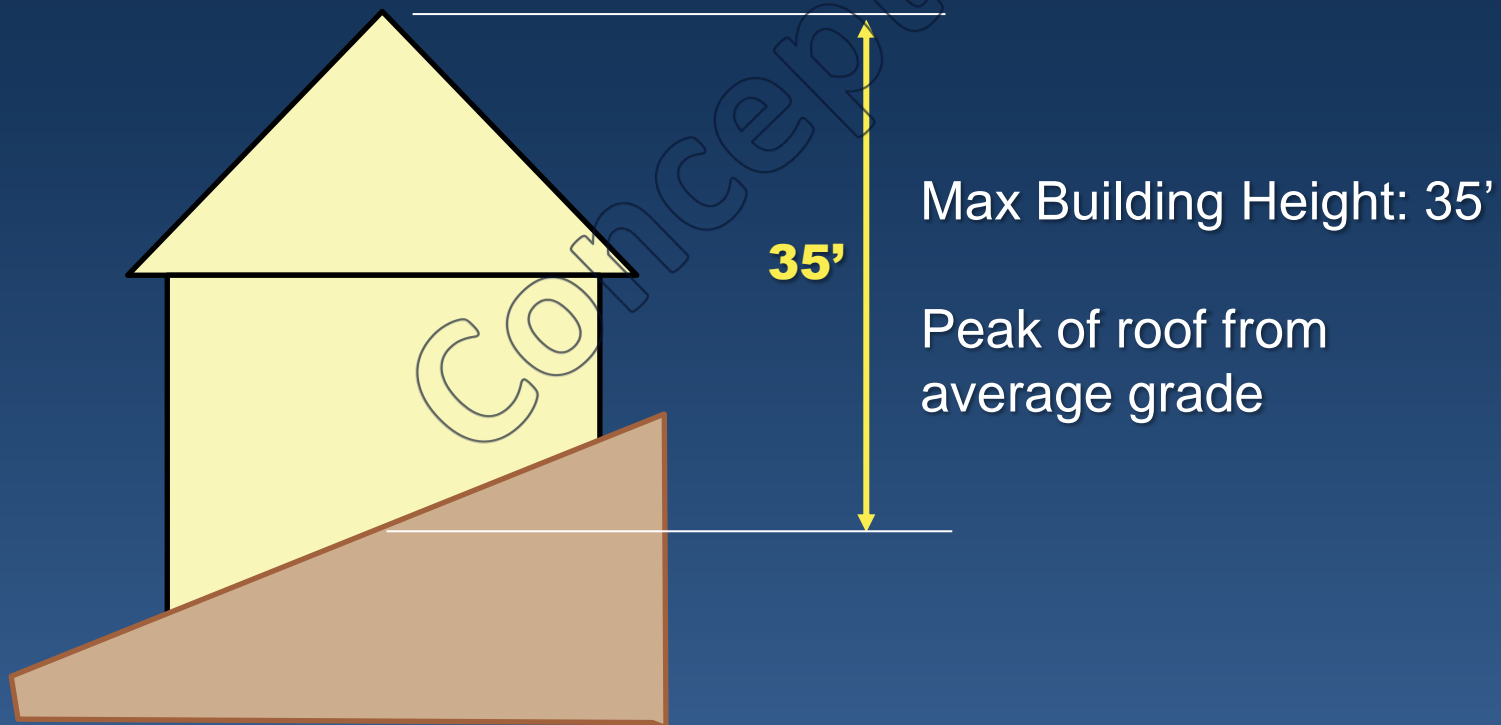


We expect the **same pattern** to continue on the other lots



Current Zoning

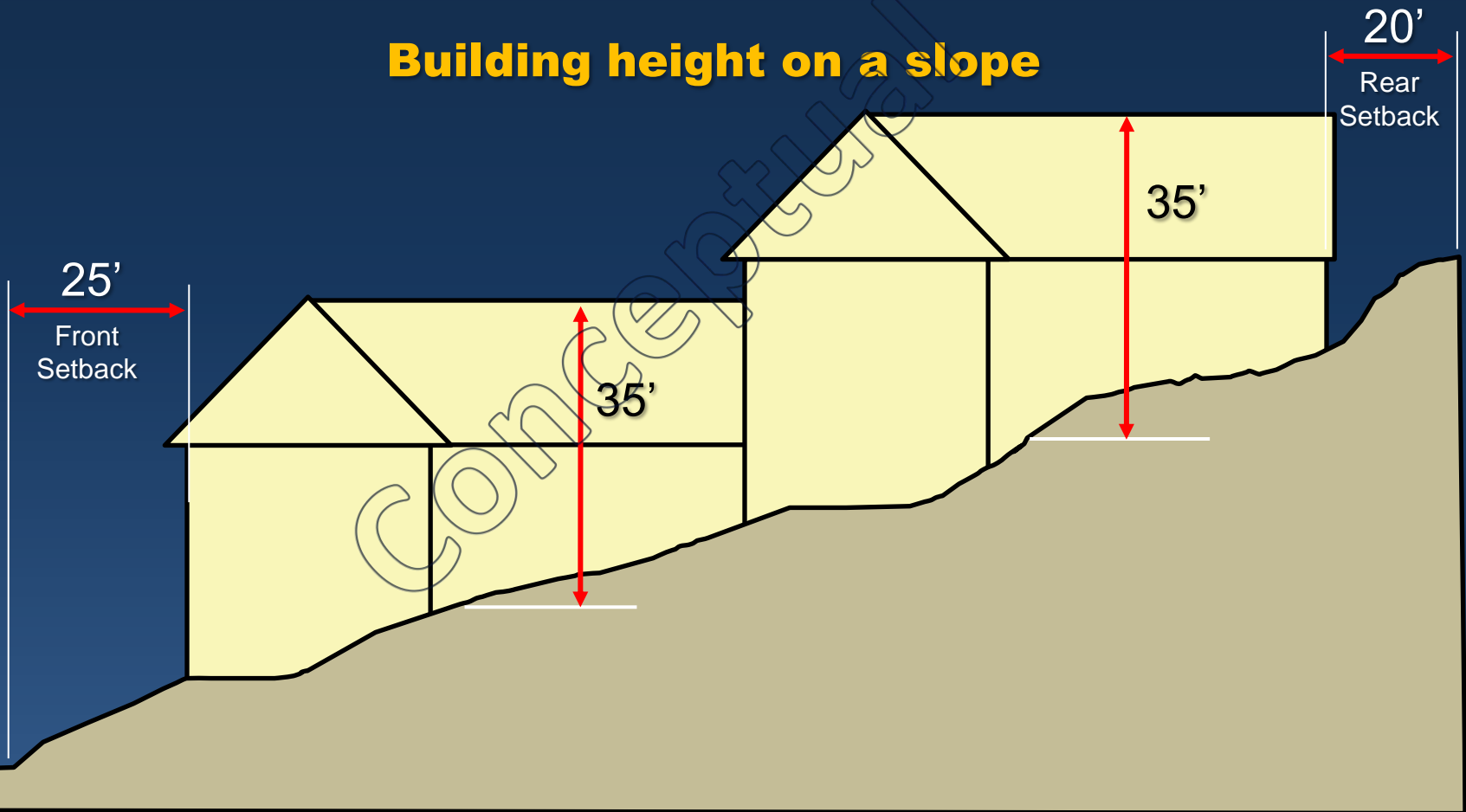
Typical Building height measurement





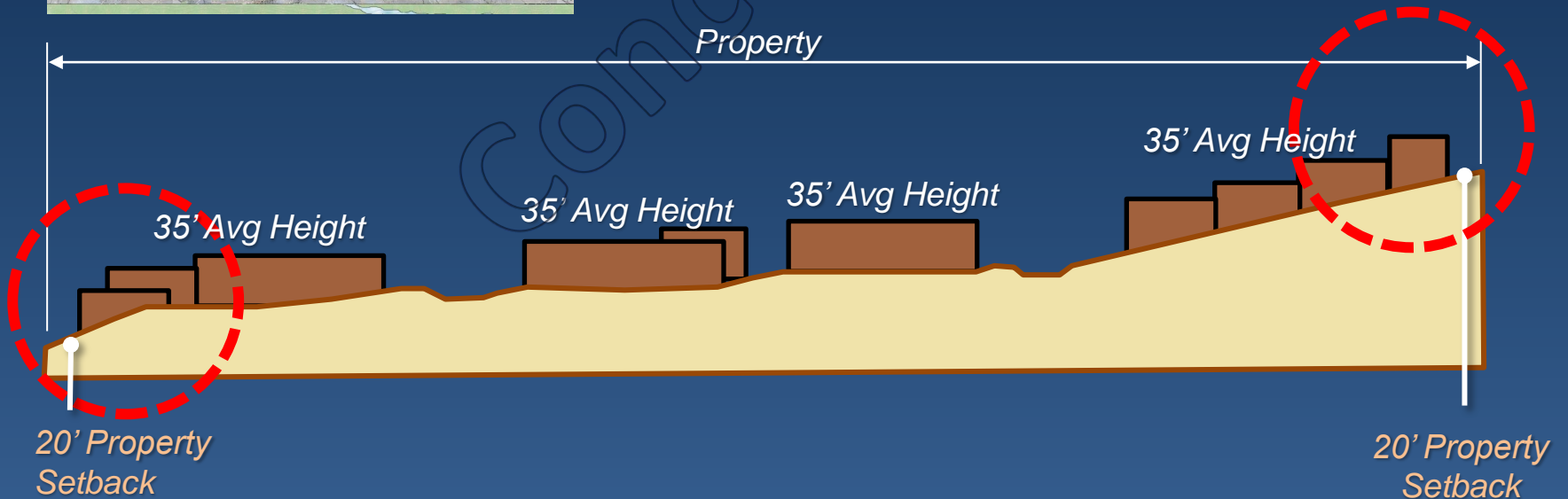
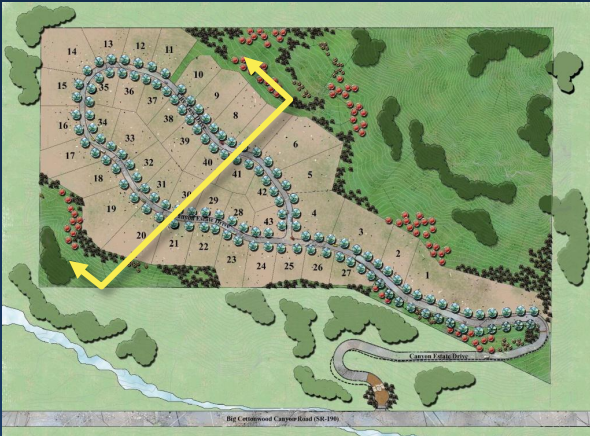
Current Zoning

Building height on a slope





Current Zoning





Current Zoning



Current Entitlement

- 43 Estate Lots
- Limited architectural controls
- 35' height on all buildings
- Upper lot rear setback is 20'

This is the basis of comparison for any change



- We listened to their concerns
- We evaluated their recommendations
- We proposed additional measures to be considered



Committee Recommendations



Understanding of Major Concerns

- View degradation:
 - Ridgeline Area
 - Foothill Area
- Opposition to any Commercial / Retail development
- Concerns about City's foothills ordinance (FCOZ)



Committee Recommendations



- “About half of the committee”:
Increased development intensity
may be appropriate if additional
controls help decrease visual impact



Committee Recommendations



Recommendations:

50% of Committee:

- Some components of the CRR not appropriate for the Tavaci site
- Cluster development toward interior of the site
- Allow a 25% cluster bonus
- Use R-1-8/10 as a basis for establishing intensity of development



Response

Committee Recommendations:

- CRR Zone is not appropriate for Tavaci
- Cluster development toward interior of site
- Allow a 25% density bonus for clustering
- Use R-1-8/10 as a basis for establishing intensity of development

Proposal:

- Prepare a site-specific zone for the Tavaci site called the “Tavaci Village-Residential” zone
- No commercial
- Lower building heights
- Decrease the “development envelope”

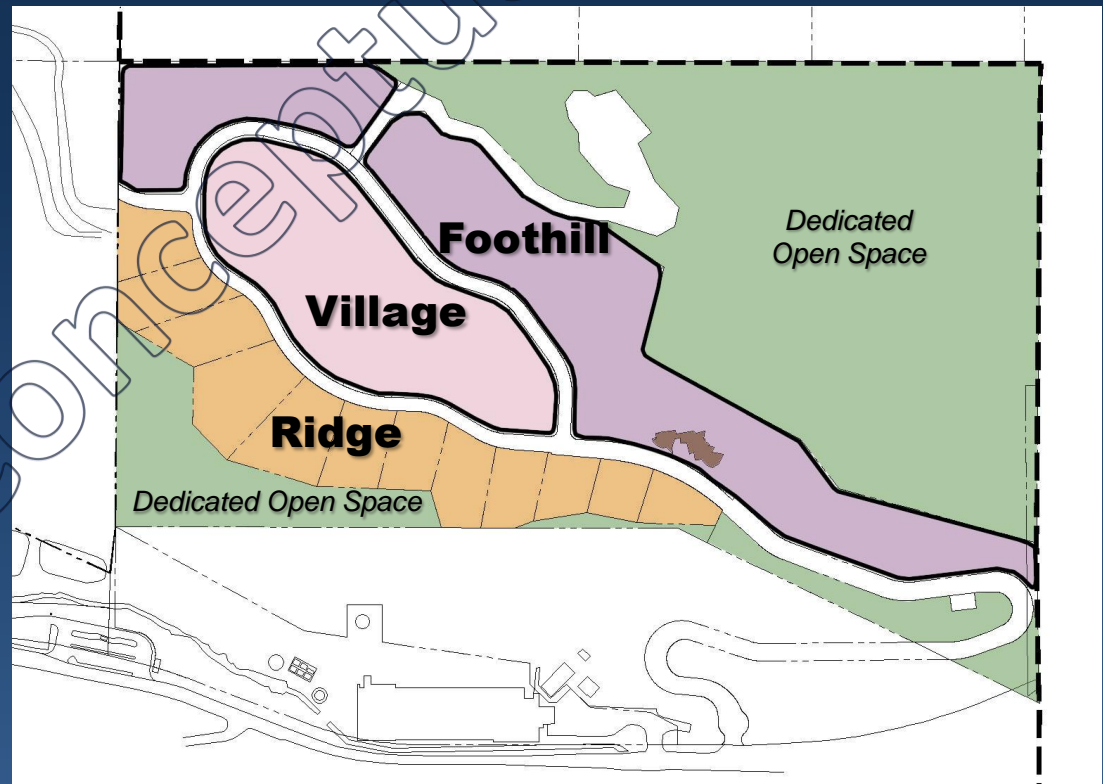


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3 Distinct Areas of site



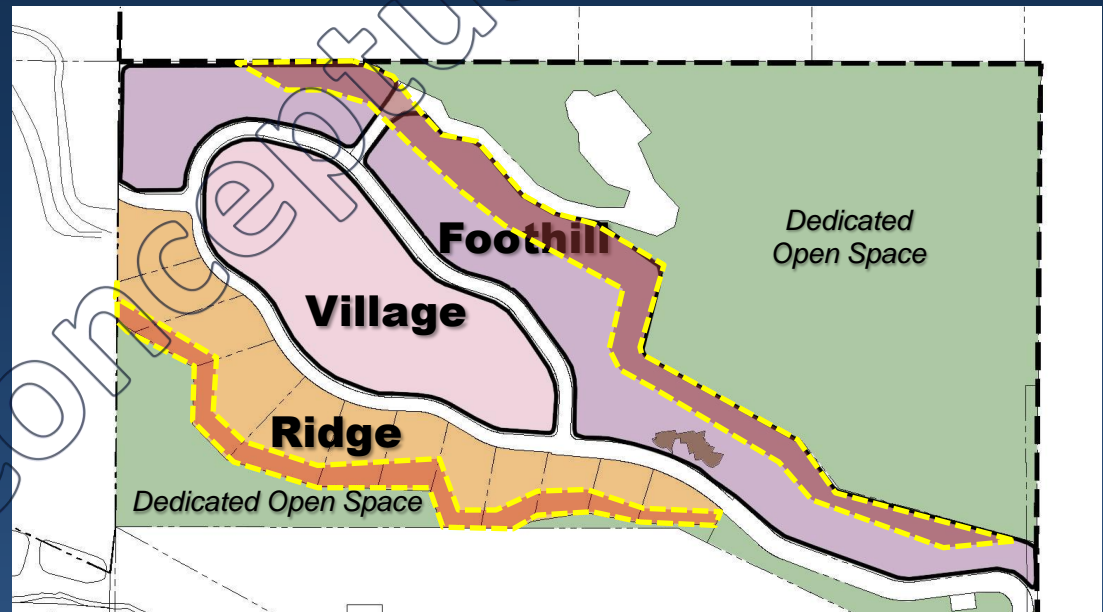


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3 Distinct Areas of site



Primary Concern: Visual Impact

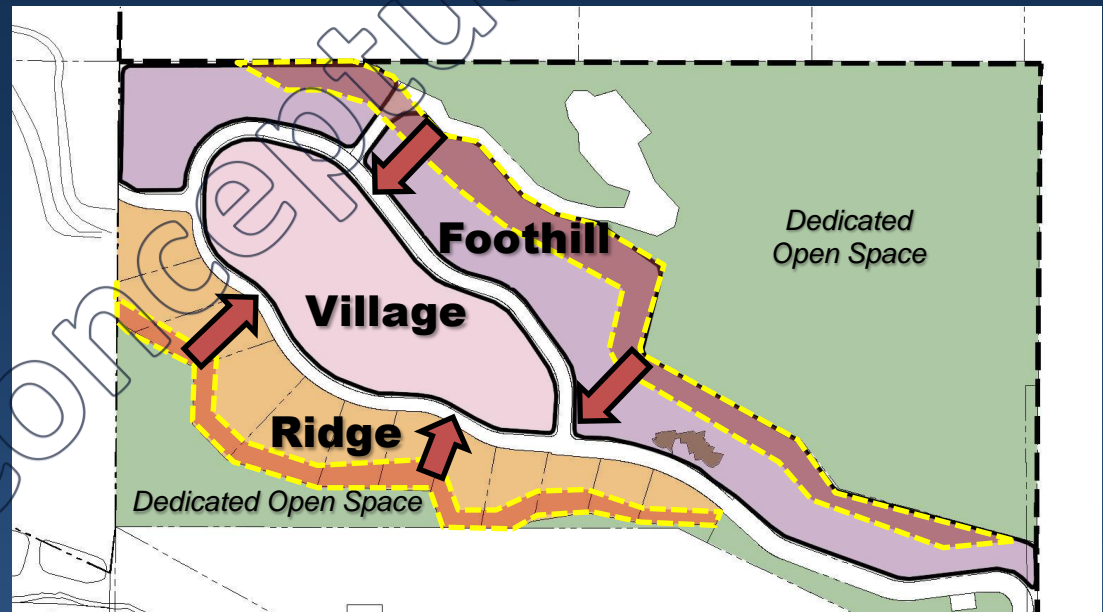


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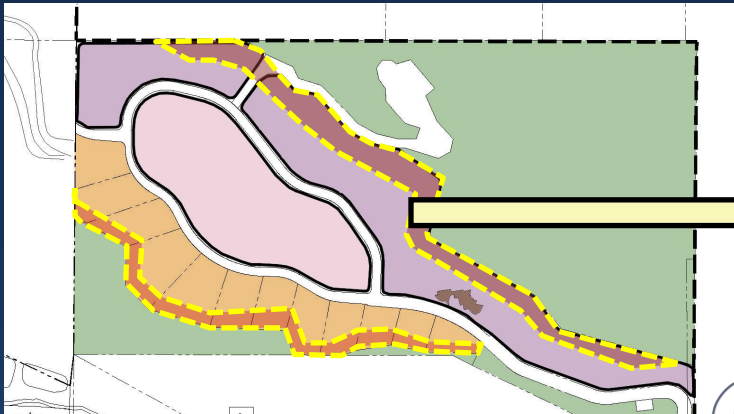
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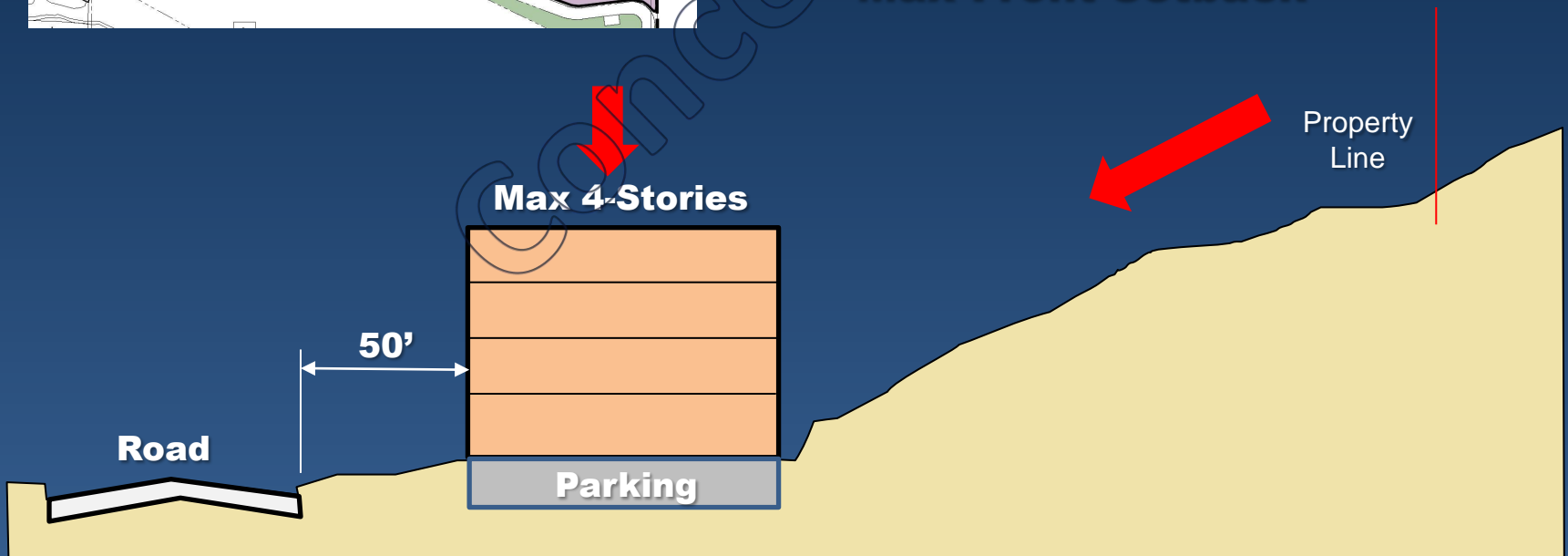


Response



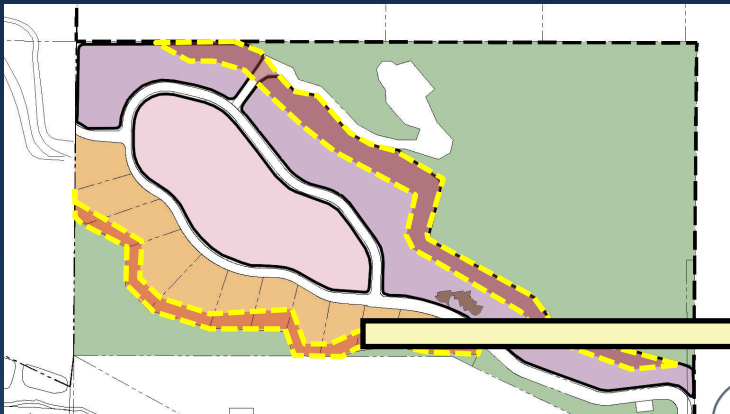
Proposed (Foothill Area):

- Max building height of 4 stories
- Max Front Setback



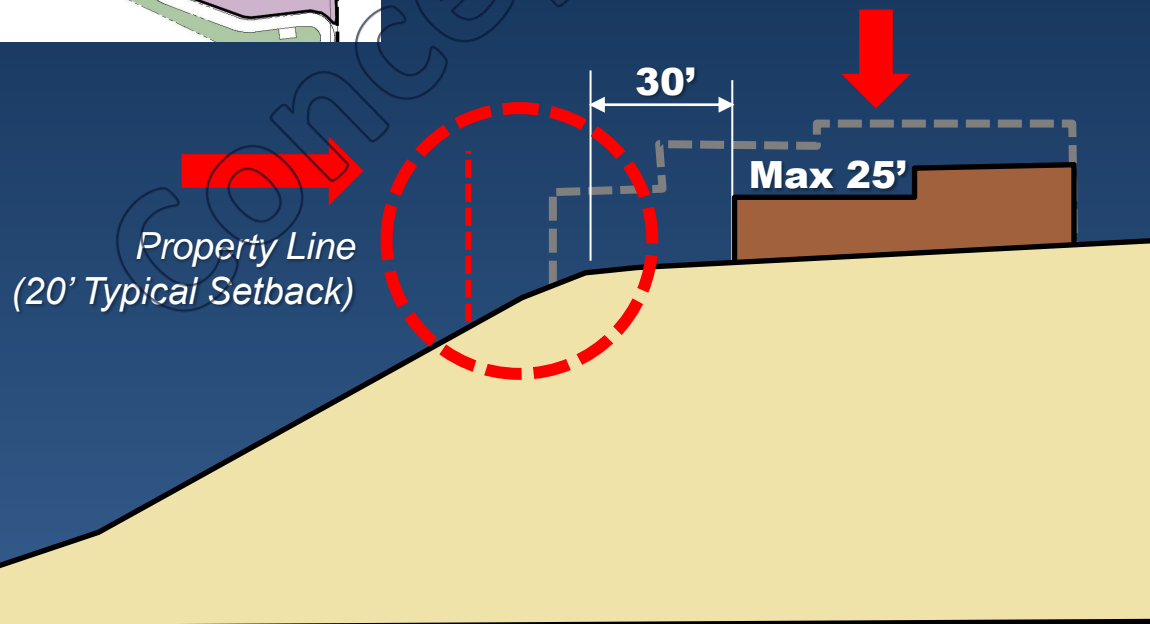


Response



Proposed (Ridge Area):

- Max building height: 25'
- Top of Ridge Setback: 30'



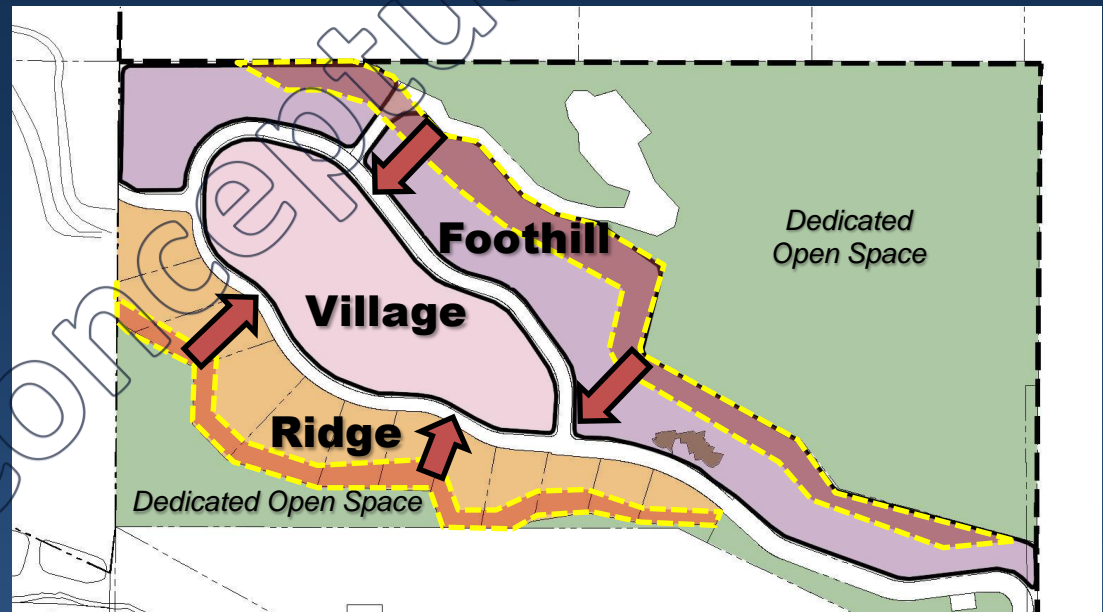


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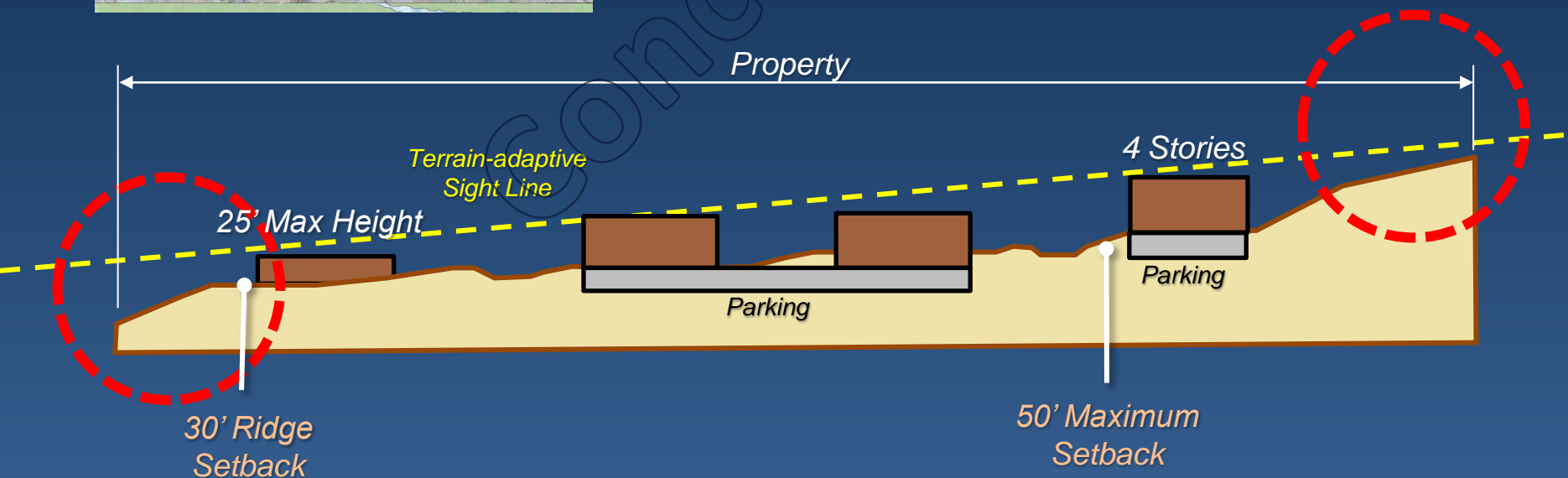
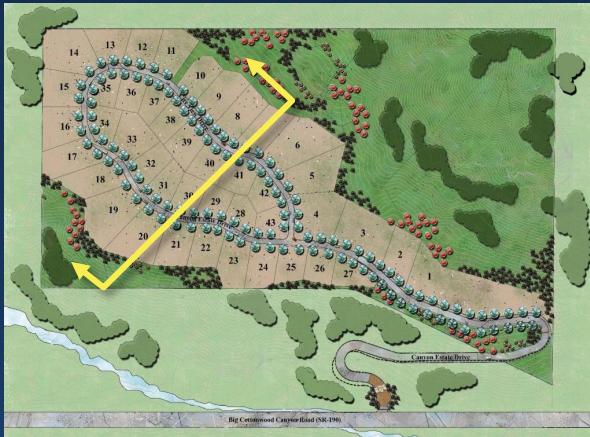
3 Distinct Areas of site



Clustering on plateau
Decrease building envelope



Proposed Commitments





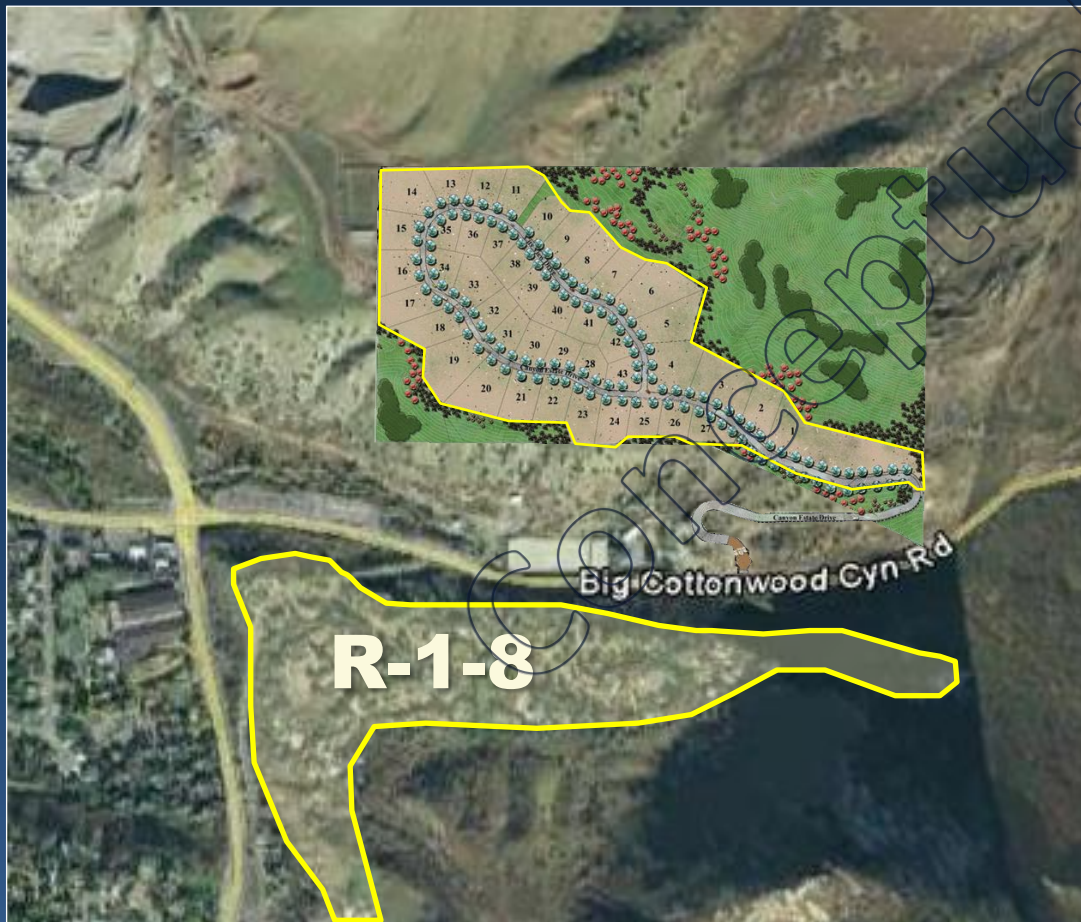
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Response



Intensity of Development

Based on the Committee's recommendation of R-1-8 to R-1-10

$47.5 \text{ Ac} \times 4.3 \text{ du/ac} = 204 \text{ units}$

$204 \times 25\% \text{ bonus} = 255 \text{ units}$

$255 \times 2,500 \text{ per level}$
 $(5,000 \text{ average}) \text{ sq ft living area} =$

1,275,000 sq ft
Total Living Area



Response



Key Components of Concept Plan:

- Residential units of varying sizes (1.2M sq feet)
- Clubhouse (with support services)
- Underground Parking
- Short-term Rentals for Skiers

Any development on the site would need to satisfy the criteria for:

- Traffic
 - Drainage / Utility infrastructure
 - Fire / Public Safety
- } *criteria adopted in ordinance*



Response



What does community get?

- Decreased building envelope
- Preserves view corridor
- No commercial development



Response



Summary

- It's not **if**.....but **how**?
- Site can accommodate more development with reduced impact
- Developed with sensitivity using the height and setback recommendations